



Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-1	M-1	Existing Jetty/ Transport, Mangroves Area	Existing Jetties are shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-3	M-5	Public Semi Public Zone (PSP)	Existing PSP is deleted and included in Residential/ adjoining zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-4	M-7	Proposed 30.0 m wide D.P. Road	The alignment of 30 m and 18 m wide DP road from village Khari survey no. 158B to Reservation no. 84- Playground is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-5	M-10	Reservation No. 87- "Educational Amenity"	Area under existing Structure is deleted from Reservation no. 87- "Educational Amenity" and included in Residential Zone. Remaining area of Reservation is retained excluding 9.00 m wide DP road as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-6	M-11	Proposed 15.0 m, 30.0 m wide D.P. Road, Partly Residential Zone, Reservation No.87- "Educational Amenity" as shown on plan.	New 9 m wide DP road is proposed from Reservation No. 85- "Parking" to Reservation No. 87- "Educational Amenity" as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-7	M-12	Reservation No.86- "Medical Amenity" And Reservation No.85- "Parking"	Area under existing Structure is deleted from Reservation No. 86- "Medical Amenity" and included in Residential Zone. Remaining area of Reservation is included in Reservation No. 85- "Parking" as shown on plan. Width of 30 m wide DP road from survey no. 172 to 191 village Khari is modified as 12 m wide DP road and area so released by this modification is included in adjacent Reservations and zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-8	M-13	Proposed 30.0 m wide D.P. Road	Area under existing structures is deleted from Reservation No. 89- "Market" and included in Residential Zone and remaining area is retained and Redesignated as Public Utility as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-9	M-14	Reservation No.89- "Market"	Area under existing structures is shown as "Existing Developed Market" and remaining area is shown as Reservation No. 89 - "Mangroves Park" as shown on plan.	East Side area of Reservation No. 90- Playground is deleted and shown as Existing STP. Reservation No.91- Mangrove Park is deleted and south side area is included in Reservation No. 90- Playground and an area measuring about 4,460.0 sq.m. of northern side of existing STP is reserved as a Reservation No.91- Public Utility and remaining party area is included in No Development Zone as shown on Plan.
SM-10	M-15	Reservation No.90- "Play Ground" And Reservation No.91- "Mangroves Park"	The land bearing Survey no. 138pt, 139pt, 141pt, 142pt, 143pt, 144pt, 145pt of village Khari is in Industrial Zone is deleted and included in Residential Zone. And area under Survey No. 139pt, 140pt, 142pt, 145pt, 146pt, 143pt, 151pt and 152pt in Residential Zone is deleted and included in Industrial Zone as per Sanctioned DP as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-11	M-19	Residential and Industrial zone	DP Road width written 12m from survey no. 158/A to 200pt village Khari is corrected as 18m as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-12	M-20	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road from survey no. 143pt to 103pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-13	M-22	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road from survey no. 102pt, 103pt, 138pt, 135pt village Khari and land so released is included in adjacent Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-14	M-23	Proposed 12.0 m. wide DP road	The alignment of 9m wide DP road passing through survey no. 99pt, 100pt, and 101pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-15	M-24	Proposed 9.0 m. wide DP road		

SANCTIONED REVISED DEVELOPMENT PLAN

Mira Bhayandar Municipal Corporation

Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966

Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Department Notification No. TPS-1225/452/C.R.60/25/SM/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 07

Scale: N.T.S

Legends

Road <ul style="list-style-type: none"> National Highway Expressway Major City Road Rail <ul style="list-style-type: none"> Broad Gauge Metro Station Metro line Over Bridge Subway Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road Bridges <ul style="list-style-type: none"> Over Bridge Flyover Proposed Flyover Water Bodies <ul style="list-style-type: none"> River Lake Ponds Nalla Covered Nalla Residential <ul style="list-style-type: none"> Residential Area Restricted-Residential Residential-Residential I Commercial <ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) Industrial <ul style="list-style-type: none"> Industrial Area Education <ul style="list-style-type: none"> Primary & Secondary School College Health Services <ul style="list-style-type: none"> Hospital Urban Health Centre Central/State Govt Property <ul style="list-style-type: none"> Quartermaster Office Railway Property <ul style="list-style-type: none"> Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Public & Semi-Public <ul style="list-style-type: none"> Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage <ul style="list-style-type: none"> Fort 	Religious <ul style="list-style-type: none"> Temple Mosque Iqbal Church Gurdwara Synagogue Ashram Recreational <ul style="list-style-type: none"> Garden Play Ground Sports Centre Public Utilities <ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Electric Sub-Station Bio Gas Plant Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone <ul style="list-style-type: none"> No Development Zone National Park (GNP) Forest Zone (GNP) Mangrove Buffer Mangrove Mangrove Buffer CRZ-II Eco-Sensitive Zone <ul style="list-style-type: none"> SNP Boundary Eco-Sensitive Zone Boundary Power <ul style="list-style-type: none"> Transmission Tower Power Transmission Line Boundaries <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gasthan Boundary CTS Area Boundary Congealed Boundary Cadastral <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 	Reservations <ul style="list-style-type: none"> Housing for Disbused Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Agency School for Specialty Aided Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Planetarium & Aquarium Community Hall Fire Brigade Station Administrative Building For Govt. Office Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office Other <ul style="list-style-type: none"> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Sewage Treatment Plant Water Works Burial/Cremation Ground/ Cemetery Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminal Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status <ul style="list-style-type: none"> Developed Not Developed Modification <ul style="list-style-type: none"> Proposed Modification CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1) Sanctioned Modification U/S 31(1)
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Notes

- The Base Map, ELU and Draft PLU prepared by superimposition of data collected from various Government / Semi Government / Departments / Stakeholders and physical features depicted from Drone / Satellite Imagery, hence, the discrepancies may occur.
- Proposed land-use shall prevail irrespective of property number / boundary shown on map which shall be subject to confirmation from Land Record or competent Authority.
- The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
- GNP, CRZ, Mangroves with their buffers shown on the plan shall be as per the relevant status. In case of any modifications to such status in future, such boundary and buffer shall automatically stand modified as per the latest notification.
- The alignment of Metro, General Elevated Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
- The boundaries of all the designated sites, Government property are shown as per the image captured by superimposition on cadastral map. This may be subject to change as per the actual acquisition in future.
- This plan is to be read with UDPR-2022 and Draft DP Report.
- Drafting road shall have status of the road according to width of road even though not shown in development plan.
- Restricted Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.8-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-2020 will be applicable for this zone subject to 10% of area under Development should be kept for Amenity Space as per direction of Municipal Commissioner with prior permission from Eco-Sensitive Zone Committee.
12. If the location of Metro Carshed and Metro Line is shifted by MMRDA or Elevated Road is shifted in future, the land released by such shifting shall stand included in adjoining Zone shown on Development Plan.
13. As per approved CZMP 2015 Plan, CRZ I (Intertidal Zone, Mangroves and Mangrove buffer zone) and CRZ II is demarcated with lines of different colours on the draft revised development plan. Area covered under these lines are shown as per zones shown on Sanctioned development plan and mangroves are shown in symbolic form on the plan.

Scale: 1:2,000

North

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